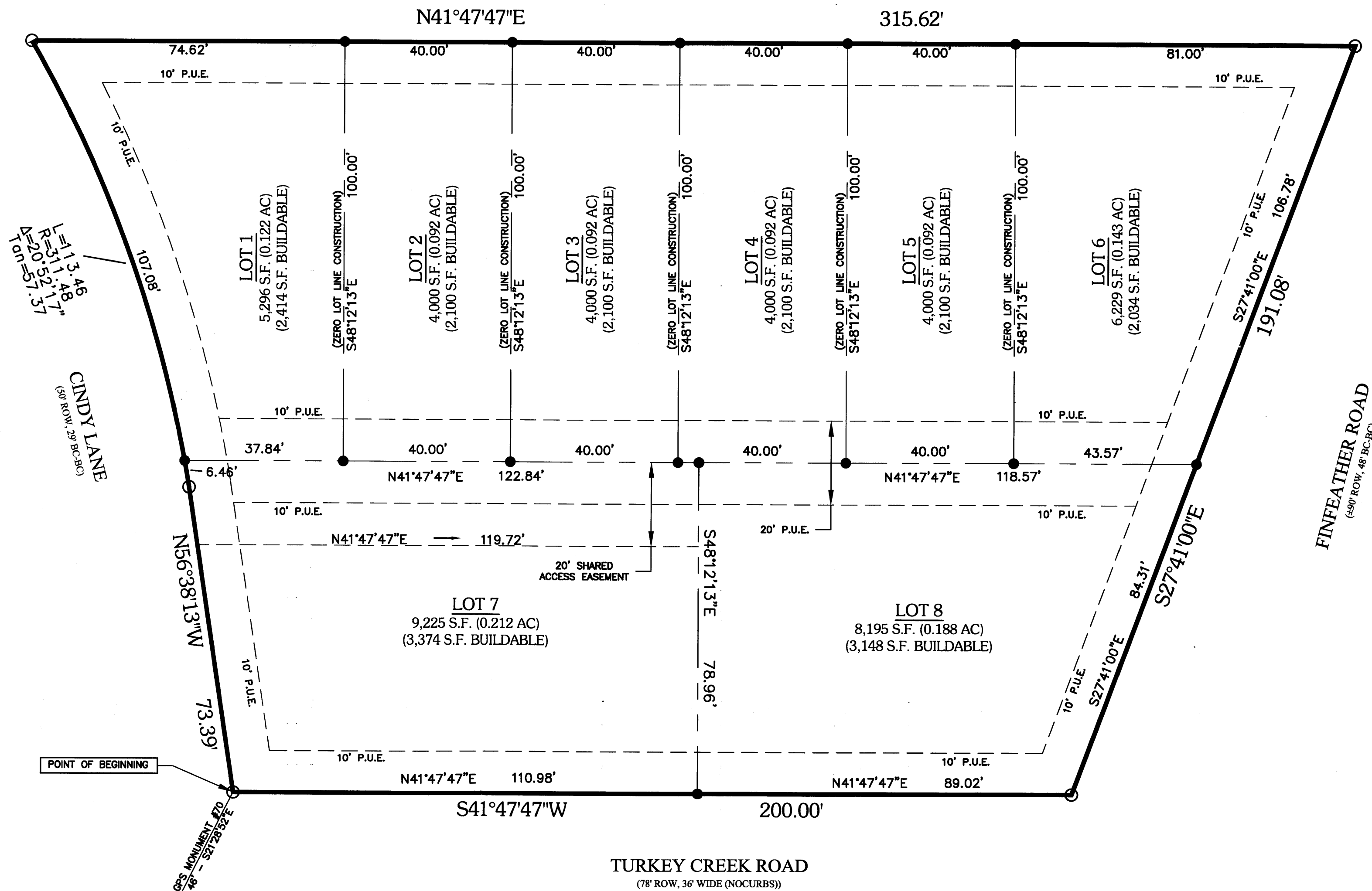
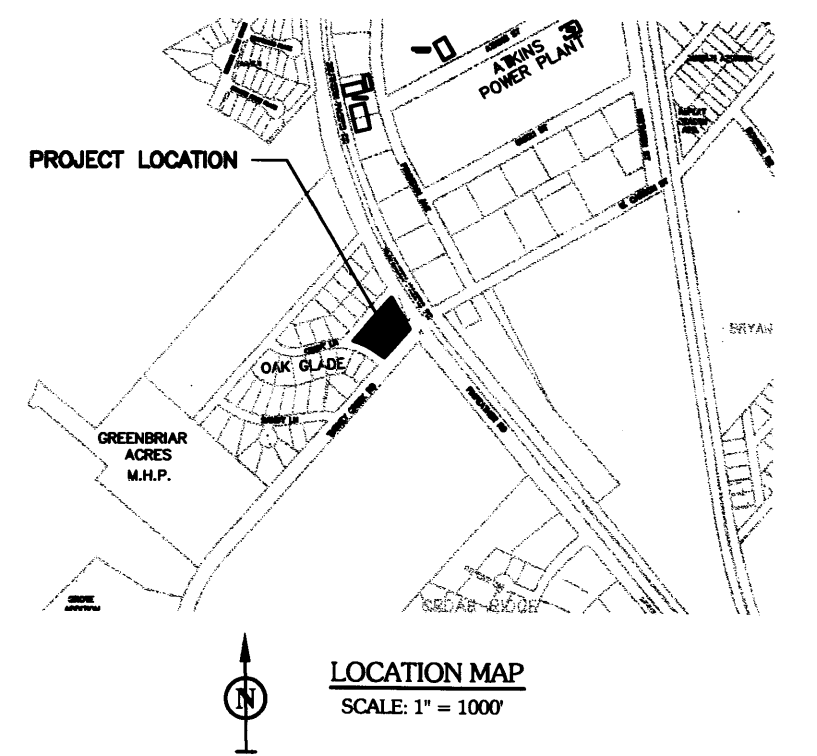


**ORIGINAL PLAT**  
(WITH EXISTING & PROPOSED INFRASTRUCTURE)  
SCALE: 1" = 40'  
NOTE: BEARINGS PER ORIGINAL PLAT.



**REVISED PLAT**  
SCALE: 1" = 20'



- GENERAL NOTES:**
1. THE LAND IS CURRENTLY ZONED RD-5. A CONDITIONAL USE PERMIT SHALL BE INSTITUTED TO ALLOW FOR THE 6 PATIO HOME LOTS (ZERO LOT LINE CONSTRUCTION) IN ADDITION TO THE 2 RD-5 LOTS.
  2. THE PROJECT PROPERTY DOES NOT LIE WITHIN THE LIMITS OF THE 100-YEAR FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY: MAP NUMBER 480083-134C, EFFECTIVE DATE JULY 2, 1982.
  3. LOT SUBDIVISION & BUILDING SET BACK LINES SHALL CONFORM TO THE STANDARDS SET FORTH IN CITY OF BRYAN ZONING ORDINANCE AND SITE DEVELOPMENT REVIEW ORDINANCE.
  4. UNLESS NOTED OTHERWISE, ALL LOT CORNERS SHALL BE MARKED WITH 1" IRON RODS WITH CAPS.
  5. ALL RIGHT-OF-WAYS AND EASEMENTS SHOWN HEREIN ARE HEREBY DEDICATED TO THE CITY OF BRYAN.
  6. BEARING SYSTEM SHOWN HEREON FOR THE RE-PLAT IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
  7. DISTANCES SHOWN ON CURVES ARE ARC (OR CHORD) LENGTHS.

**LEGEND**

---	PROPERTY LINES
---	LOT LINES
---	R.O.W. LINES
---	EASEMENT LINE
---	BUILDING SET BACK LINE
6S	EXISTING 6" SEWER LINE
2W	EXISTING 2" WATER
6W	EXISTING 6" WATER
6S	PROPOSED 6" SEWER
P.U.E.	PROPOSED 4" SEWER MANHOLE
P.U.E.	PUBLIC UTILITY EASEMENT
P.U.E.	PROPOSED DBL. WATER SERVICE TAP
P.U.E.	PROPOSED 4" SANITARY SEWER TAP

**CERTIFICATION OF OWNERSHIP & DEDICATION:**  
(THE STATE OF TEXAS)  
(COUNTY OF BRAZOS)

I, (We), \_\_\_\_\_, the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Deed Records of Brazos County in Volume \_\_\_\_\_, Page \_\_\_\_\_, and whose name is subscribed hereto, hereby, dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

Owner

**CERTIFICATION BY THE COUNTY CLERK:**  
(THE STATE OF TEXAS)  
(COUNTY OF BRAZOS)

I, \_\_\_\_\_, County Clerk in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in the Official Records of Brazos County in Volume \_\_\_\_\_, Page \_\_\_\_\_.

County Clerk, Brazos County, Texas

**APPROVAL OF THE CITY PLANNER:**

I, the undersigned, City Planner and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

City Planner, Bryan, Texas

**APPROVAL OF THE CITY ENGINEER:**

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

City Engineer, Bryan, Texas

**NOTARY PUBLIC CERTIFICATION**  
(THE STATE OF TEXAS)  
(COUNTY OF BRAZOS)

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, Brazos County, Texas

**CERTIFICATION OF THE SURVEYOR**  
(THE STATE OF TEXAS)  
(COUNTY OF BRAZOS)

I, \_\_\_\_\_, Registered Public Surveyor No. \_\_\_\_\_ in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Registered Public Land Surveyor

**METES AND BOUNDS DESCRIPTION OF A 1.032 ACRE TRACT REMAINDER BLOCK 1 OAK GLADE ADDITION BRYAN, BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE REMAINDER OF BLOCK 1, OAK GLADE ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 164, PAGE 391 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A POINT AT THE INTERSECTION OF THE NORTHWEST LINE OF TURKEY CREEK ROAD (78' R.O.W.) AND THE NORTHEAST LINE OF CINDY LANE (50' R.O.W.) MARKING THE SOUTH CORNER OF SAID BLOCK 1;

**THENCE:** N 56° 38' 13" W ALONG THE NORTHEAST LINE OF CINDY LANE FOR A DISTANCE OF 73.39 FEET TO A POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 311.48 FEET;

**THENCE:** ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20° 52' 17" FOR AN ARC DISTANCE OF 113.46 FEET (CHORD BEARS: N 67° 48' 16" W - 112.90 FEET) TO A POINT ON THE SOUTHEAST LINE OF UNION STREET (50' R.O.W.) MARKING THE WEST CORNER OF SAID BLOCK 1;

**THENCE:** N 41° 47' 47" E ALONG THE SOUTHEAST LINE OF UNION STREET FOR A DISTANCE OF 315.62 FEET TO A POINT ON THE WEST LINE OF FINFEATHER ROAD (VARIABLE WIDTH R.O.W.) MARKING THE NORTH CORNER OF SAID BLOCK 1;

**THENCE:** S 27° 41' 00" E THROUGH SAID BLOCK 1 AND ALONG THE EXISTING WEST LINE OF FINFEATHER ROAD FOR A DISTANCE OF 191.08 FEET TO A POINT ON THE NORTHWEST LINE OF TURKEY CREEK ROAD MARKING THE EAST CORNER OF THIS HEREIN DESCRIBED TRACT;

**THENCE:** S 41° 47' 47" W ALONG THE NORTHWEST LINE OF TURKEY CREEK ROAD FOR A DISTANCE OF 200.00 FEET TO THE **POINT OF BEGINNING** CONTAINING 1.032 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND APRIL, 2006. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

**BLOCK 1 OF OAK GLADE ADDITION (V164/P391) ZENO PHILLIPS LEAGUE - ABSTRACT NO. 45**  
**1.032 ACRES - ZONED RD-5**  
**BRYAN, BRAZOS COUNTY, TEXAS**  
**APRIL 25, 2006**

**DEVELOPER**  
INTEGRITY DEVELOPERS  
100 S. TEXAS AVE.  
Bryan, Texas 77803  
(979) 220-5959

**SURVEYOR**  
KERR SURVEYING, LLC  
505 CHURCH AVE.  
COLLEGE STATION, TEXAS 77840  
(979) 268-0150

**Received**

MAY 17 2006

Development & Engineering

**GATTISEENGINEERING**  
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